

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 CITY OF KNOXVILLE CLOSURE OF PUBLIC RIGHT-OF-WAY**

▶ **FILE #:** 10-A-16-AC **AGENDA ITEM #:** 7  
 POSTPONEMENT(S): 10/13/2016 **AGENDA DATE:** 11/10/2016

▶ **APPLICANT:** STARBOARD PROPERTIES IV, LLC

TAX ID NUMBER: 108 C K 008 [View map on KGIS](#)  
 JURISDICTION: Council District 1  
 SECTOR PLAN: Central City  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 ZONING: FD-CU-2 (Cumberland Form District)  
 WATERSHED: Third Creek

▶ **RIGHT-OF-WAY TO BE CLOSED:** Unnamed alley  
 ▶ **LOCATION:** Between Twenty Second Street and S. Twenty First Street

IS ALLEY:  
 (1) IN USE?: Yes  
 (2) IMPROVED (paved)?: Yes

▶ **APPLICANT'S REASON FOR CLOSURE:** Redevelopment for entire block for mixed use residential and commercial

DEPARTMENT-UTILITY REPORTS: Staff has received a letter of objection from the City of Knoxville Engineering Department.

**STAFF RECOMMENDATION:**

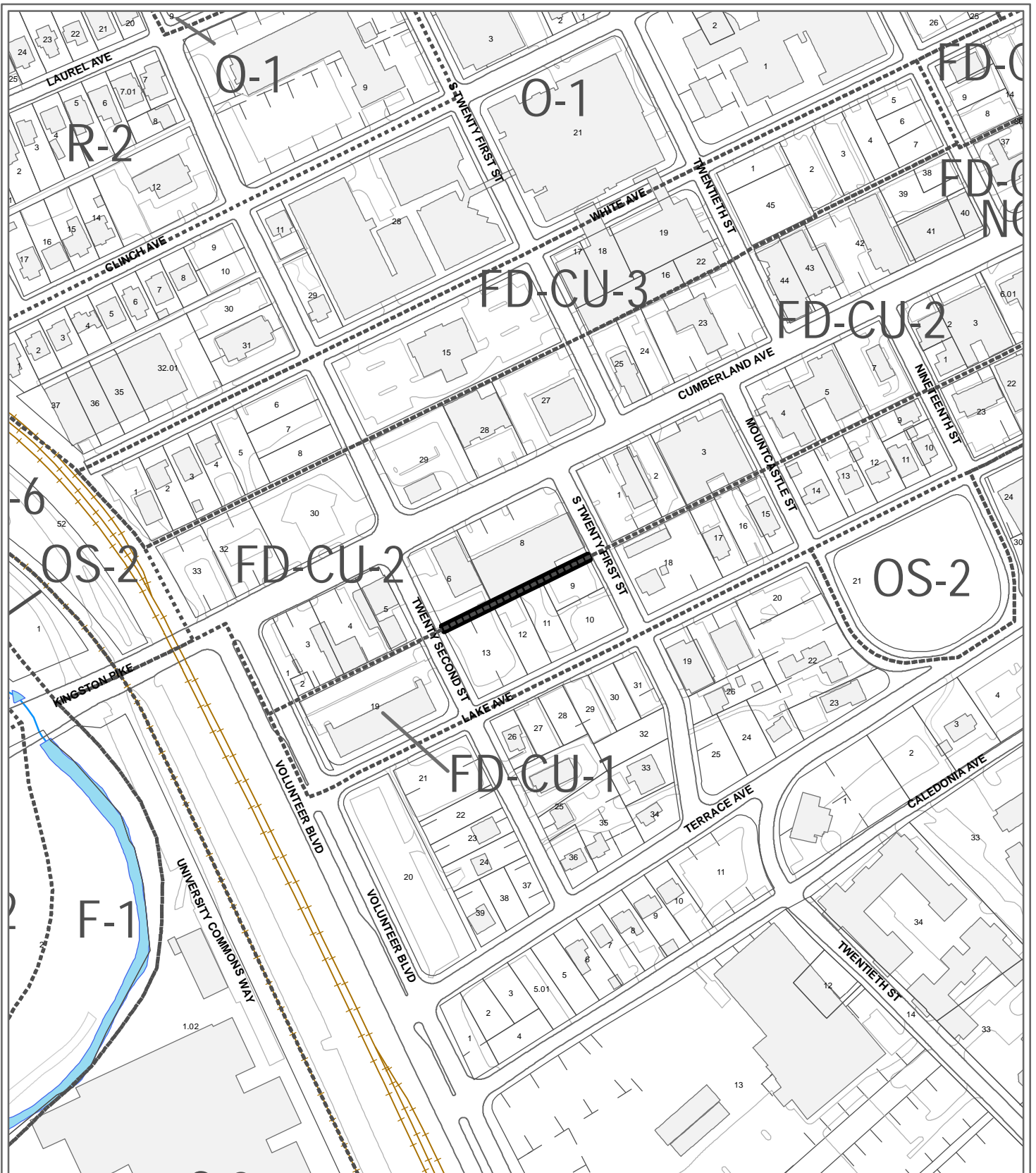
▶ **RECOMMEND that City Council DENY the closure of this unnamed alley, based on the following:**

Staff has received objections from the City of Knoxville Engineering Department in the attached letter dated September 29, 2016. The letter states four reasons for their objections, including maintaining connectivity, utility maintenance, garbage pickup and deliveries and general transportation issues.

**COMMENTS:**

If approved for closure, the right-of-way will be consolidated with the adjacent parcels and converted to private property. The applicant owns all parcels adjacent to this right-of-way.

If approved, this item will be forwarded to Knoxville City Council for action on 12/6/2016 and 12/20/2016. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**10-A-16-AC  
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Unnamed alley  
 To be closed from: Twenty Second Street  
 To be closed to: S. Twenty First Street

Original Print Date: 9/22/2016      Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Starboard Properties IV, LLC

Map No: 108  
 Jurisdiction: City  
 0      250  
 Feet



10-A-16-AC - cor - City Eng

CITY OF KNOXVILLE



Engineering  
James R. Hagerman, P.E.  
Director of Engineering

September 29, 2016

Mr. Mike Brusseau, AICP, Senior Planner  
Knoxville-Knox County Metropolitan Planning Commission  
City-County Building, Suite 403  
Knoxville, Tennessee 37902

SUBJECT: Objection to Closure of unnamed alley within City Block 10442  
MPC File # 10-A-16-AC

Mr. Brusseau:

The City Engineering Department objects to the closure of the unnamed alley lying within City Block 10442. Several reasons are listed below:

1. Trash pickup and service deliveries will be disruptive if this alley is closed, as these services are intended to utilize the alley, and this utilization reduces traffic volume and congestion along Cumberland Avenue, which is a busy corridor in this vicinity.
2. The alley has connectivity to other adjacent open alleys that support the businesses in the area and can provide for alternate routes of transportation as needed, which can be especially critical in an area with one-way streets.
3. There are several vital utilities in the alley way, including KUB gas and sanitary lines. Depending on the intended use of the alley by the applicant, these utilities may have to be removed and relocated.
4. There is concern about the impact of moving in and out of the nearby apartments, especially during the University of Tennessee's student move-in and move-out weeks. The City has already noted problems in this area with congestion and limited parking to support the increased traffic and activity during this time.

However, should this right-of-way be closed, the City will reserve easements for all drainage facilities and utilities, if any, located in or within five (5) feet of the property described herein.

Sincerely,

Benjamin D. Davidson, PLS, Technical Services Administrator,  
Department of Engineering  
Ph: 865-215-2148



Knoxville Utilities Board

10-A-16-AC.cor KUB



October 6, 2016

Mr. Mike Brusseau  
Knoxville-Knox County  
Metropolitan Planning Commission  
Suite 403, City-County Building  
Knoxville, Tennessee 37902

Dear Mr. Brusseau:

**Re: Right-of-Way Closure Request 10-A-16-AC  
Block No. 10442  
CLT No. 108  
Parcel No. 17, 15R, 24, 25, and 26**

We have reviewed our records and find that we have existing utility facilities located within the subject right-of-way. The approximate location of these facilities is indicated on the enclosed prints. However, KUB does not release and hereby retains all easements and rights for existing utility facilities, whether or not shown on these prints.

Should this right-of-way be closed, KUB will require the following permanent easement for its utility facility.

- Electric – 10 feet on each side of the centerline of the electric line, 20 feet total width
- Gas – 7.5 feet on each side of the centerline of the gas line, 15 feet total width
- Sewer – 7.5 feet on each side of the centerline of the wastewater line, 15 feet total width

So long as these conditions are met, KUB has no objection to the closure of this right-of-way. If you have any questions regarding this matter, please call me at (865) 558-2291.

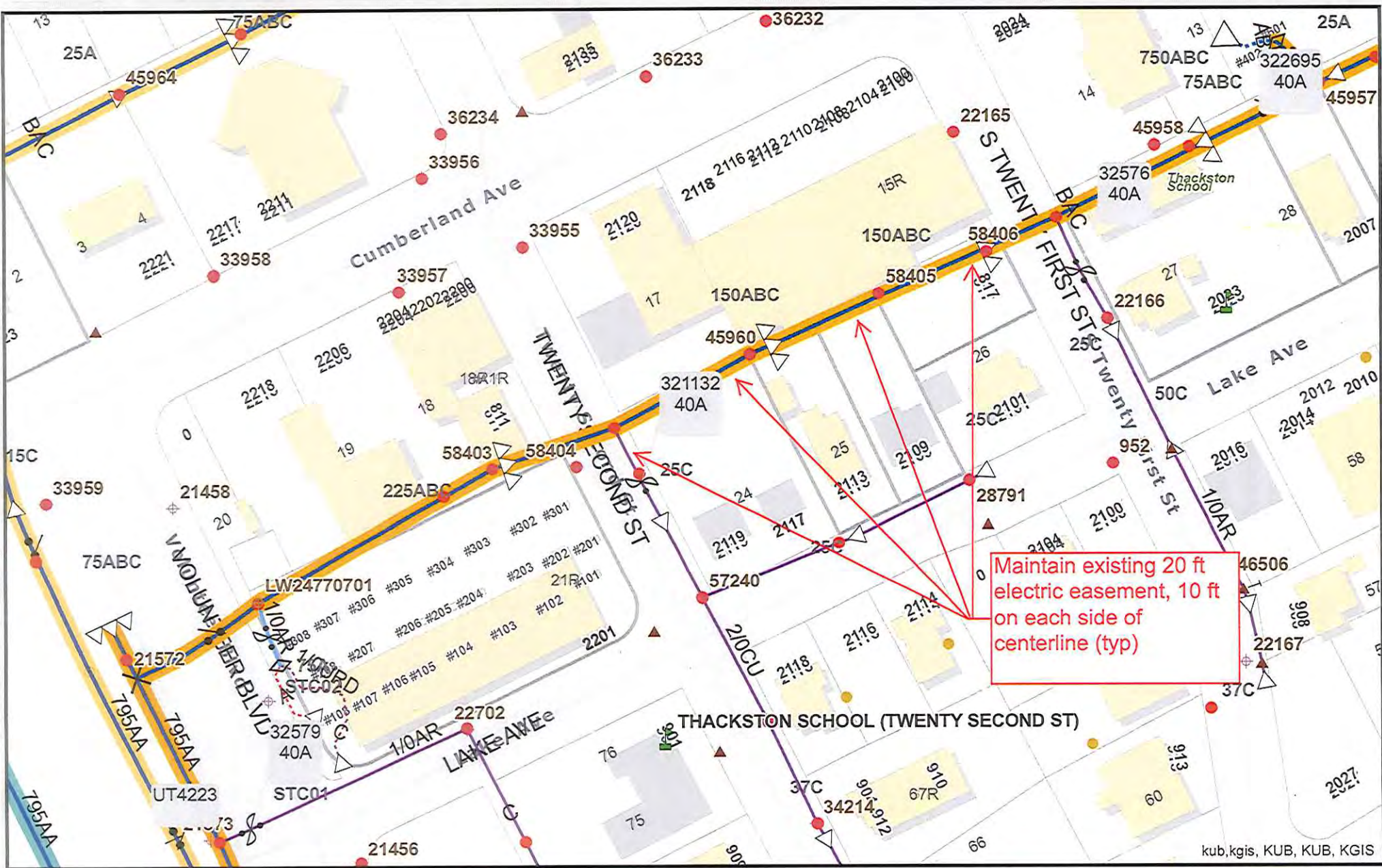
Sincerely,

Greg L. Patterson, P.E.  
Engineering

GLP/ggt

Enclosure





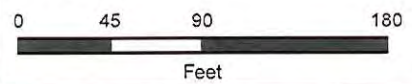
**File No. 10-A-16-AC Unnamed Alley (Electric)**

CLT Map #108 City Block #10442 Parcels 17, 15R, 24, 25, 26

**Knoxville Utilities Board**

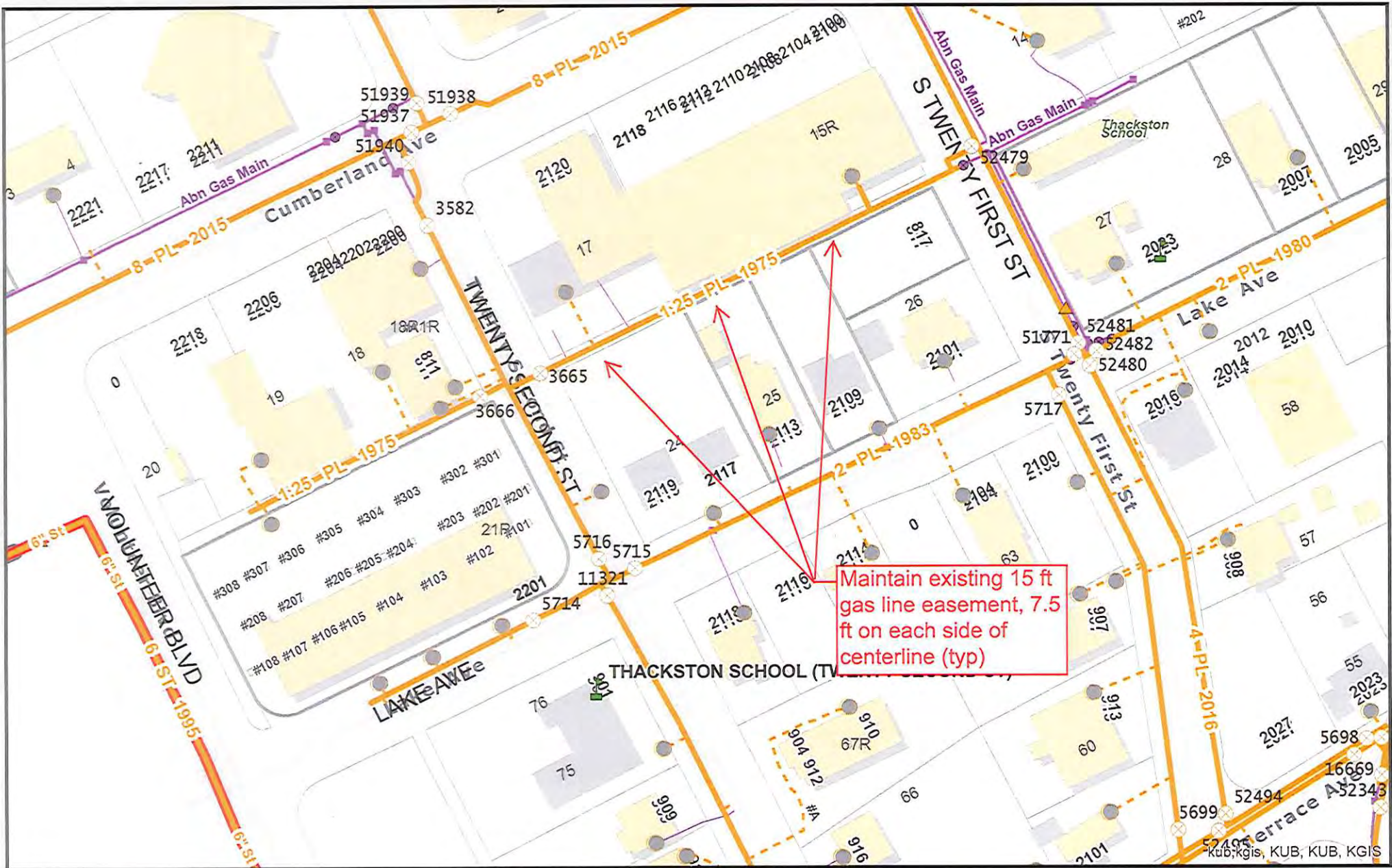


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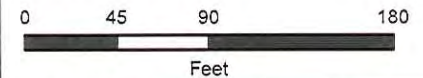
**File No. 10-A-16-AC Unnamed Alley (Gas)**

CLT Map #108 City Block #10442 Parcels 17, 15R, 24, 25, 26

**Knoxville Utilities Board**

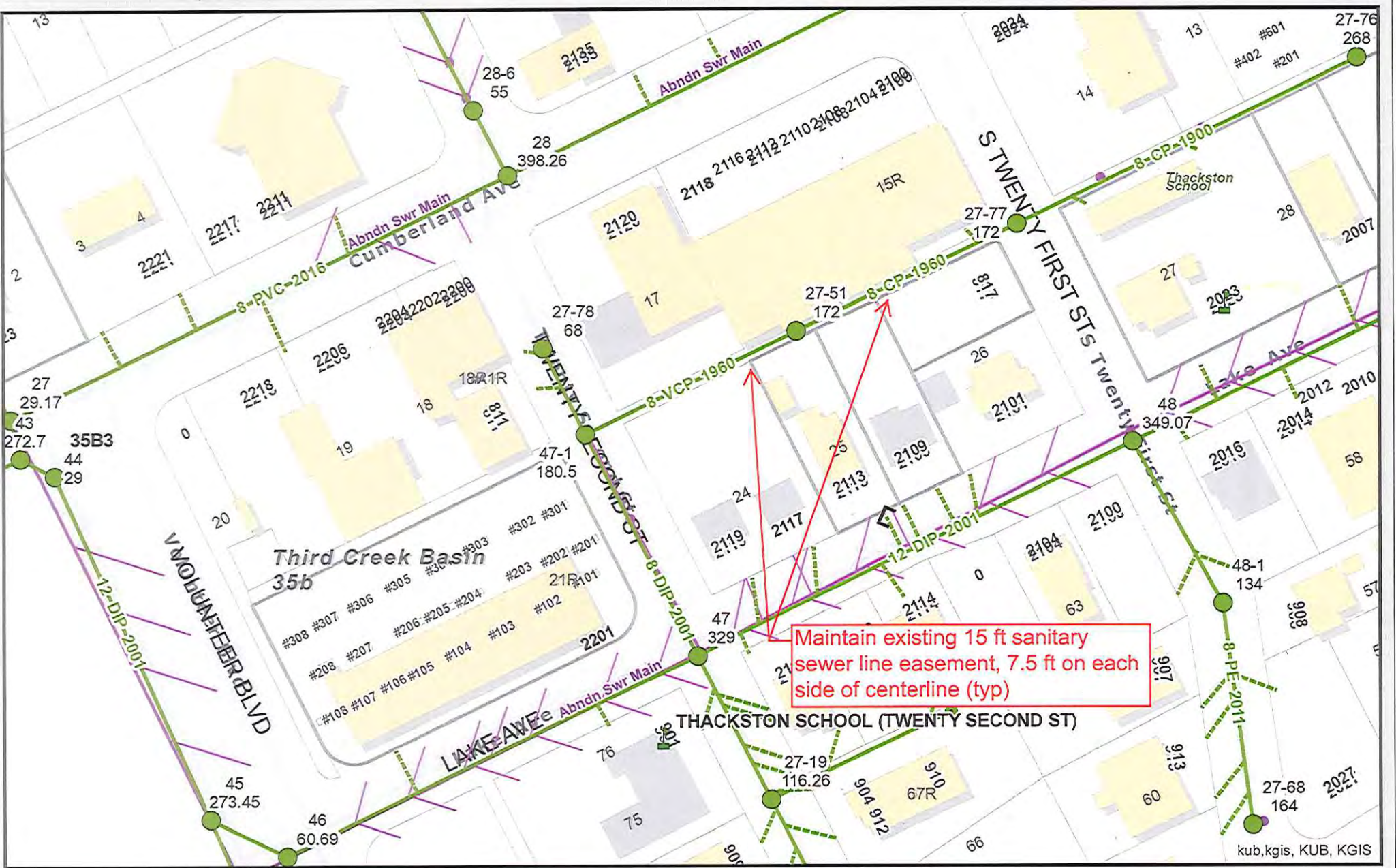


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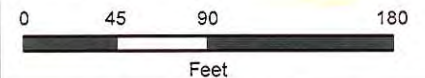
**File No. 10-A-16-AC Unnamed Alley (Sewer)**

CLT Map #108 City Block #10442 Parcels 17, 15R, 24, 25, 26

**Knoxville Utilities Board**



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400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

# RIGHT-OF-WAY CLOSURE

Name of Applicant: Starboard Properties IV, LLC  
Date Filed: 8/24/16 Fee Paid: 400.00 File Number: 10-A-15-AC  
Map Number: 108 Zoning District: FD-CU-2  City  County Sector: Central City  
Jurisdiction:  City 1 Councilmanic District

### INFORMATION:

Name of Right-of-Way: Un named  
Type of Right-of-Way:  Street  Alley  
Location of Right-of-Way:  
BETWEEN (City Block or Lot where appropriate) 10442  
AND (City Block or Lot where appropriate) \_\_\_\_\_  
Right-of-Way is: In Use  Yes  No Improved (example: paved)  Yes  No  
Reason for Closure: Redevelopment for entire block for mixed use for commercial and residential

### TO BE CLOSED:

From: (Street, Alley, Other) <u>West side S. Twenty First St</u>	To: (Street, Alley, Other) <u>East side Twenty Second St</u>
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### ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

Taylor D. Forrester, 1111 N. Northshore Dr, S-700, Knoxville, TN 37919  
Name: (Print) Address • City • State • Zip • Phone • Fax

### AUTHORIZATION OF APPLICATION:

I hereby certify that I am the authorized applicant, or representing the applicant and ALL property owners involved in this request or holders of option on same.

Signature: [Signature]

Same as above  
Name: (Print) Address • City • State • Zip • Phone • Fax

### APPLICATION ACCEPTED BY:

[Signature]

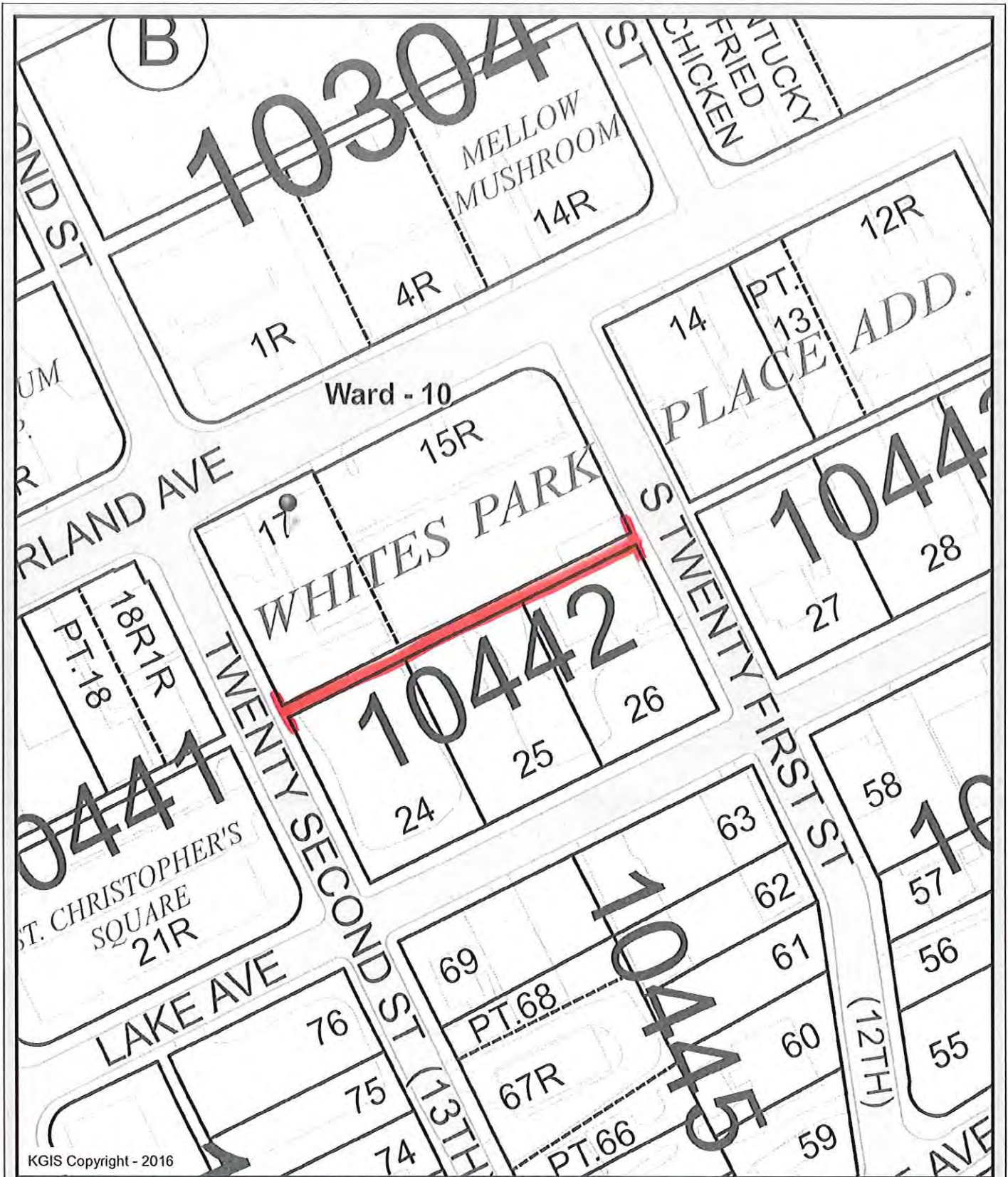










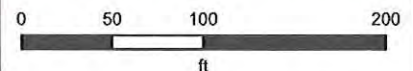


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Letter Portrait

Printed: 8/26/2016 at 11:24:08 AM

Knoxville - Knox County - KUB Geographic Information System



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